



2009-5926

NUM INDEX g v  
COMPUTER g  
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IMAGED \_\_\_\_\_

RECORDED  
SCOTTS BLUFF COUNTY, NE

NUM PAGES 3  
DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
FEES 16.00 PD \_\_\_\_\_ CHG ✓ RET \_\_\_\_\_  
TOTAL 16.00  
REC'D Mc. Schaff  
RET \_\_\_\_\_

Date 11-23-09 Time 2:25pm  
Inst. 2009 5926  
Jean A. Bauer

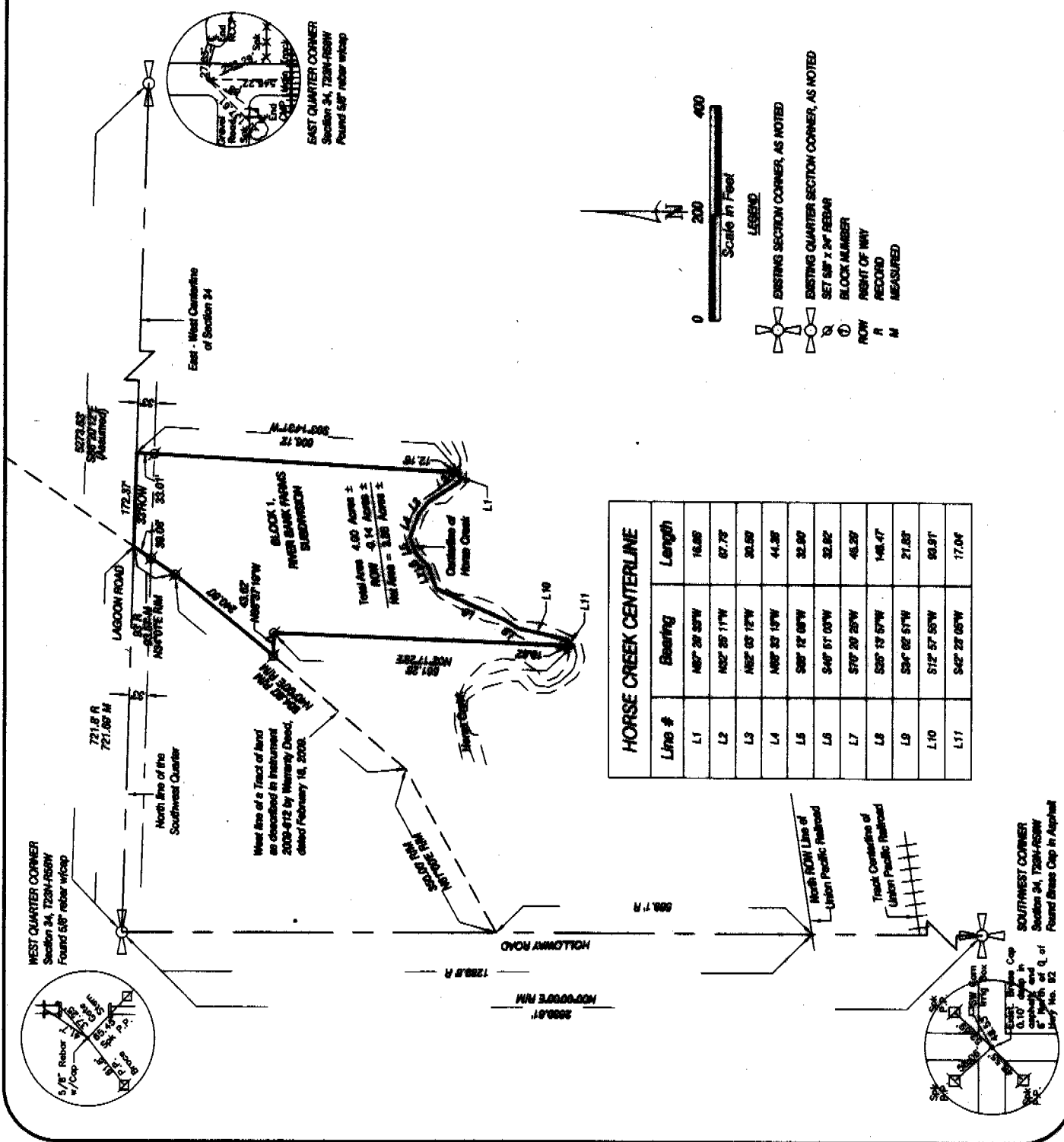
REGISTER OF DEEDS

Rw. Lyman

# FINAL PLAT

## BLOCK 1, RIVER BANK FARMS SUBDIVISION

SITUATED IN THE NORTHWEST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 34,  
TOWNSHIP 23 NORTH, RANGE 53 WEST  
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



Line #	Bearing	Length
L1	N87° 28' 05"W	16.85'
L2	N82° 29' 11"W	67.75'
L3	N82° 05' 15"W	30.59'
L4	N87° 23' 15"W	44.26'
L5	S87° 12' 05"W	32.50'
L6	S48° 51' 05"W	32.82'
L7	S75° 20' 25"W	46.29'
L8	S55° 13' 05"W	146.47'
L9	S54° 02' 01"W	21.85'
L10	S12° 57' 55"W	93.91'
L11	S42° 23' 05"W	17.04'

LEGEND

EXISTING SECTION CORNER, AS NOTED

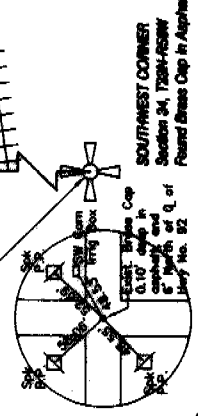
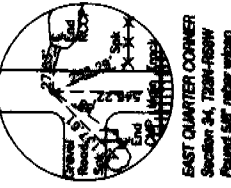
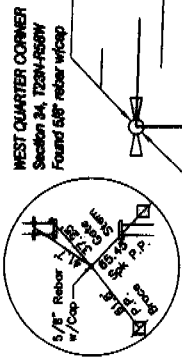
EXISTING QUARTER SECTION CORNER, AS NOTED

SET 5/8" 1.24" REBAR

BLOCK NUMBER

RIGHT OF WAY RECORD

M MEASURED



West line of a Tract of land as described in instrument 2009-012 by Wernsey Deed, dated February 16, 2009.

Block 1, River Bank Farms Subdivision  
Total Area 4.00 Acres ±  
Net Area 3.14 Acres ±  
Net Area = 3.15 Acres ±

WEST QUARTER CORNER  
Section 34, 123N-163W  
Found 5/8" rebar w/cap

North line of the Southwest Quarter

LAGOON ROAD

721.8 R  
721.85' M

172.37  
38.00W

58.26' 33.01'

HOLLOWAY ROAD

1288.8 R

100' 00' 00" R.M.

388.7 R

North ROW Line of Union Pacific Railroad

Track Centerline of Union Pacific Railroad

SOUTH WEST CORNER  
Section 34, 123N-163W  
Found Brass Cap in Asphalt

BLOCK 1,  
RIVER BANK FARMS SUBDIVISION  
SCOTTS BLUFF COUNTY, NEBRASKA  
SHEET 2 OF 3

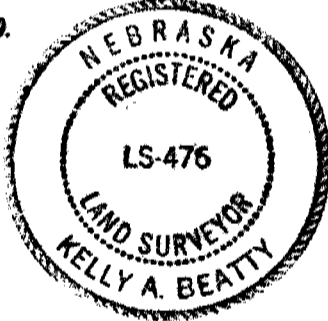
SURVEYOR'S CERTIFICATE

I, Kelly Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of BLOCK 1, RIVER BANK FARMS SUBDIVISION, situated in the Northwest Quarter of the Southwest Quarter of Section 34, Township 23 North, Range 58 West of the 6th P.M., Scotts Bluff County, Nebraska more particularly described as follows:

Commencing at the West Quarter Corner of Section 34, thence easterly on the north line of the Southwest Quarter of Section 34, on an assumed bearing of S88°20'12"E, a distance of 721.69 feet measured (721.8' record), to the point of intersection with the west line of a Tract of land as described by Warranty Deed in Instrument 2009-812, said point also being the Point of Beginning, thence continuing easterly on the north line of the Southwest Quarter of Section 34, bearing S88°20'12"E, a distance of 172.37 feet, thence bearing S03°14'31"W, a distance of 606.12 feet, to the point of intersection with the centerline of Horse Creek, as surveyed, thence bearing N87°20'33"W, on said centerline, a distance of 16.85 feet, thence bearing N32°25'11"W, on said centerline, a distance of 67.73 feet, thence bearing N52°03'12"W, on said centerline, a distance of 30.50 feet, thence bearing N68°33'13"W, on said centerline, a distance of 44.38 feet, thence bearing S68°12'06"W, on said centerline, a distance of 32.90 feet, thence bearing S48°51'03"W, on said centerline, a distance of 32.92 feet, thence bearing S70°20'25"W, on said centerline, a distance of 45.29 feet, thence bearing S25°13'57"W, on said centerline, a distance 148.47 feet, thence bearing S34°02'51"W, on said centerline, a distance of 21.83 feet, thence bearing S12°57'55"W, on said centerline, a distance of 93.91 feet, thence bearing S42°23'05"W, on said centerline, a distance of 17.04 feet, thence bearing N02°17'28"E, a distance of 561.28 feet, thence bearing N88°37'19"W, a distance of 43.62 feet, to the point of intersection with the west line of said Tract of land as described in Instrument 2009-812, dated February 18, 2009, thence northeasterly on the west line of said Tract, bearing N40°00'E, record and measured, a distance of 240.50 feet, thence bearing N34°01'E, record and measured, on the west line of said Tract, a distance of 93.57 feet measured (93 feet record) to the Point of Beginning, containing an area of 4.00 acres more or less.

That the accompanying Plat is a true delineation of said survey, drawn to a scale of 200 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number. That the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 26<sup>th</sup> day of October, 2009.  
FOR THE FIRM OF M.C. SCHAFF AND ASSOCIATES, INC.



Kelly A. Beatty  
Kelly A. Beatty, a Nebraska Registered Land Surveyor, L.S. 476

OWNER'S STATEMENT

We, the undersigned, being the owners of that land situated in the Northwest Quarter of the Southwest Quarter of Section 34, Township 23 North, Range 58 West of the 6th P.M., Scotts Bluff County, Nebraska, as described in the foregoing 'Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as BLOCK 1, RIVER BANK FARMS SUBDIVISION, situated in the Northwest Quarter of the Southwest Quarter of Section 34, Township 23 North, Range 58 West of the 6th p.m., Scotts Bluff County, Nebraska.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate the road for the use and benefit of the public.  
Dated this 20<sup>th</sup> day of November, 2009.

Owners:  
2/3 interest  
RIVER BANK FARMS, LLC

RIVER BANK FARMS, LLC

Joe P. Guth  
By: JOE P. GUTH, MANAGER

Gary L. Schwindt  
By: GARY L. SCHWINDT, MANAGER

1/3 interest  
Lance H. Griggs Revocable Trust

Lance H. Griggs  
By: Lance H. Griggs, Trustee

